

MINUTES
(amended)

WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers

April 21, 2009

The meeting was called to order at 8:34 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Larry Oates, Gary Lehman
Linda Sorensen, Dottie Rausch,
Absent: Janet Elmore

Old Business:

Minutes

Mr. Curtis moved to approve the minutes of the February 17, 2009 Redevelopment Commission meeting. Ms. Damico seconded. The minutes were approved as written with a vote 5-0.

Other

There was no further Old Business.

New Business:

Redevelopment Commission 2009 Budget

Mr. Oates reviewed and explained the information in the 2009 Redevelopment Commission Funds – Revenues and Expenses documentation as was provided to the commissioners. More accurate numbers regarding the anticipated revenues had become available and were included in the reports. The revenues and expenses for each of the three TIF districts beginning with the beginning balance for the year through the expected end of year balances were detailed. Redevelopment Commission Treasurer Rhodes explained the 80% grant reimbursement to the Sagamore Parkway TIF Yeager Road project expenses from INDOT. Carryover purchase orders and their balances for each district were considered. City Engineer David Buck explained the anticipated lead time for the 80% reimbursement from INDOT regarding the Purdue Transportation Plan. Interest earned on the Debt Service Funding Accounts is transferred back into the TIF Surplus Accounts. The Certified Technology Park Fund and the Certified Technology Park Grant Fund were also reviewed.

Mr. Lehman motioned to pass the West Lafayette Redevelopment Commission 2009 Budget Appropriation as presented. Ms. Damico seconded. There were no further comments or suggestions from the commission. Public comments were requested.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to pass the 2009 Redevelopment Commission Budget as presented in the document dated April 21, 2009 passed 5-0. (*Copy attached*)

Review of Financial Reports

Redevelopment Commission Treasurer Judy Rhodes informed the Commission of the completion of the audit by the Department of Development in conjunction with County Auditor, Jennifer Weston with regard to the TIF District boundaries. Corrections will be reflected in the Pay 2009 increment. The Auditor has completed the neutralization process which determines the TIF District base assessed valuation. County tax rates which will give a better estimate of the increment based on 2009 billings should be available before the next meeting. Treasurer Rhodes emphasized the importance of reviewing the TIF District detail annually. Mr. Oates expressed appreciation on behalf of the taxpayers and the Redevelopment Commission to Treasurer Rhodes, Director of Development Poole and the County for their diligent work in ensuring the boundaries were correct to properly receive the appropriate increment.

Wabash Landing Parking Garage Update

Wabash Landing Property Manager, Wendy Watson, represented the management company for the parking garage. Mr. Oates noted the terms of the agreement required a quarterly meeting with the parking garage management company and an annual certified financial statement within 90 days of the end of their fiscal year. It was confirmed that the parking garage management fiscal year coincided with the calendar year. A spreadsheet of ongoing revenues and expenses was reviewed by Ms. Watson. Mr. Oates requested that Jim Curtis, Jr., President of Sheehan Development be present at the next meeting on May 19th to clarify some items listed on the financial statements. A quarterly maintenance report was also reviewed.

Payment of Claims

The claim from American Structurepoint for January consulting services on the Yeager Road project was explained by City Engineer, Dave Buck.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The vote to ratify the payment of the Sagamore Parkway TIF claim from March 10th in the amount of \$4,054.50 passed 5-0.

The claims for April 21 were reviewed. Mr. Buck detailed the Sagamore Parkway TIF claim from American Structurepoint for February consulting and road design services on the Yeager Road Project. There will be a public informational meeting to address any concerns and questions regarding the impact, the proposed scope of the project, and its effect on the surrounding environment.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The payment of the Sagamore Parkway TIF claim for \$12,636.50 passed 5-0.

Ms. Damico motioned to pay the Levee/Village TIF claims in the amount of \$99,813.28. Mr. Curtis seconded. The claim for \$42,453.28 to the City of West Lafayette was reimbursement for Redevelopment Commission claims which were paid from EDIT funds at the March 10th Board of Works meeting. The claim included payments of \$17,277.68 to H. Stewart Kline and Associates for Wabash Heritage Trail engineering services, \$14,392.60 to THF Inc. for the Burnham's demolition and hazardous waste removal project, and \$10,783.00 to Advanced Restoration Contractors, Inc. for repairs and painting at the Wabash Landing Parking Garage. The claim of \$50 to IDEM covered the license for asbestos removal at the Burnham's site. Parks Superintendent, Joe Payne stated the Parkcreation claim of \$27,535.00 was for band shell shelter materials which are being stored in the parks barn pending suitable weather to begin construction. The claim to INDOT was payment reimbursement for lights and conduits on the Tapawingo South lighting project.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Claims in the amount of \$99,813.28 passed 5-0.

Ms. Sorensen motioned to ratify the transaction of \$525,000 for the West Lafayette Community School Corporation loan repayment to be deposited into the TIF Surplus accounts. Mr. Curtis seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion to ratify the transaction passed 5-0.

Purdue Research Foundation Quarterly Report

Mr. Greg Deason, Vice President of Research Park Development reviewed the progress report for the first quarter of 2009 as required by the terms of the Technology Development Fund Grant Agreement. Expenditures have greatly exceeded the required matching amounts. The \$2M lifetime cap of technology development grant funding on capital expenses has been obtained by Purdue Technology Center II. The opportunity to apply for the balance of \$1.35 M of the \$2M cap available towards operating funds remains. The final report will be made at the end of the second quarter upon the completion of the building at which time the \$155,000 balance of the 2007 Technology Development Fund will be requested.

Lease Agreement for Boathouse Facility

Mr. Howard Taylor, Director of Division of Recreational Sports at Purdue University reviewed the PowerPoint presentation previously shown to the Commission at the February 2009 meeting. Community participation involving city programs and services in addition to water activities such as canoeing and kayaking will be included at the facility. Walk up boat ramp access will be available. LEED design principles will be followed in the boathouse construction; however, the building will not be certified due to the required additional cost. The site and floor plans were displayed. Bid documents are planned to be completed by June 30, sent out on July 1, 2009, bids opened on July 30, 2009 and released for construction on August 15, 2009. Completion is anticipated for April 30, 2010.

Mr. Curtis motioned to approve the Ground Lease between the City of West Lafayette Department of Redevelopment and Purdue Research Foundation for the land formerly known as the Burnham's site to build a boathouse facility for the Purdue Crew Team and public facilities for the West Lafayette Parks Department and the City. Ms. Sorensen seconded.

Comments and suggestions were requested. Ms. Damico asked for clarification of the wording on page 3, item 2. Ms. Damico also questioned the availability of the public use of the facility. The City of West Lafayette Park Board will manage the public component of the building. Mr. Lehman asked about the location of the building to the flood plain and possible damage to the building from flooding. Any damage to the building due to flooding is the responsibility of the lessees. It was confirmed that the public portion of the facility is designated on the floor plans.

Public comments or questions were requested.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion passed 5-0.

Yeager Road Supplemental Agreement

Mr. Buck explained the phases of the Yeager Road Project. The preliminary engineering phase is near completion. The survey and geotech work are completed and the environmental and traffic impacts have been studied. Amendment No. 1 adds approximately \$41,000 to the Preliminary Engineering Phase and also begins the Right-of-Way Engineering Phase of the project with about \$47,000. Amendments No. 2 and 3 will be presented as the project moves forward pending INDOT approval. Mike Breach, American Structurepoint Project Manager for the Yeager Road Reconstruction Project explained the details of the design, historical, environmental, land acquisition, utility relocation and construction processes. The project is a federal aid design and construction process. It is anticipated that construction will occur March – November 2011. The estimated total cost of the project and the timeframe for INDOT reimbursement was discussed. There were no further questions or comments.

Mr. Lehman motioned to approve Supplemental Amendment No. 1 between the City of West Lafayette Redevelopment Commission and American Structurepoint. Ms. Sorensen seconded.

The roll call vote:

Aye: Curtis, Damico, Lehman, Oates, Sorensen

Nay:

The motion passed 5-0.

Other

There was no further new business.

Public Comment

Mayor Dennis thanked the Commission and commented on the cooperative spirit of the community between the cities, counties and schools which has an overall positive impact in development and the creation of jobs. The relationships built have become apparent to people looking in from the outside and are quite clearly proving to be profitable for the entire community.

The following meetings were confirmed.

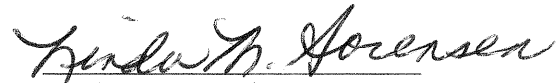
Tuesday, May 19 at 8:30 a.m.

Tuesday, June 16 at 8:30 a.m.

Treasurer Rhodes noted that Jim Treat of O.W. Krohn and Associates will be present at the next meeting to update the Commission on the revenues for each of the TIF Districts since the tax rates have been approved.


Adjourn

Being no further business, Mr. Curtis motioned to adjourn. Mr. Lehman seconded.
The meeting adjourned at 10:55 a.m.



Linda M. Sorensen
Recording Secretary

Approved:



Lawrence I. Oates
President

/djkl